

Headquarters Air Combat Command

NELLIS AFB HOUSING PRIVATIZATION CONCEPT

HQ ACC/CEPH



**This Briefing is:
UNCLASSIFIED**

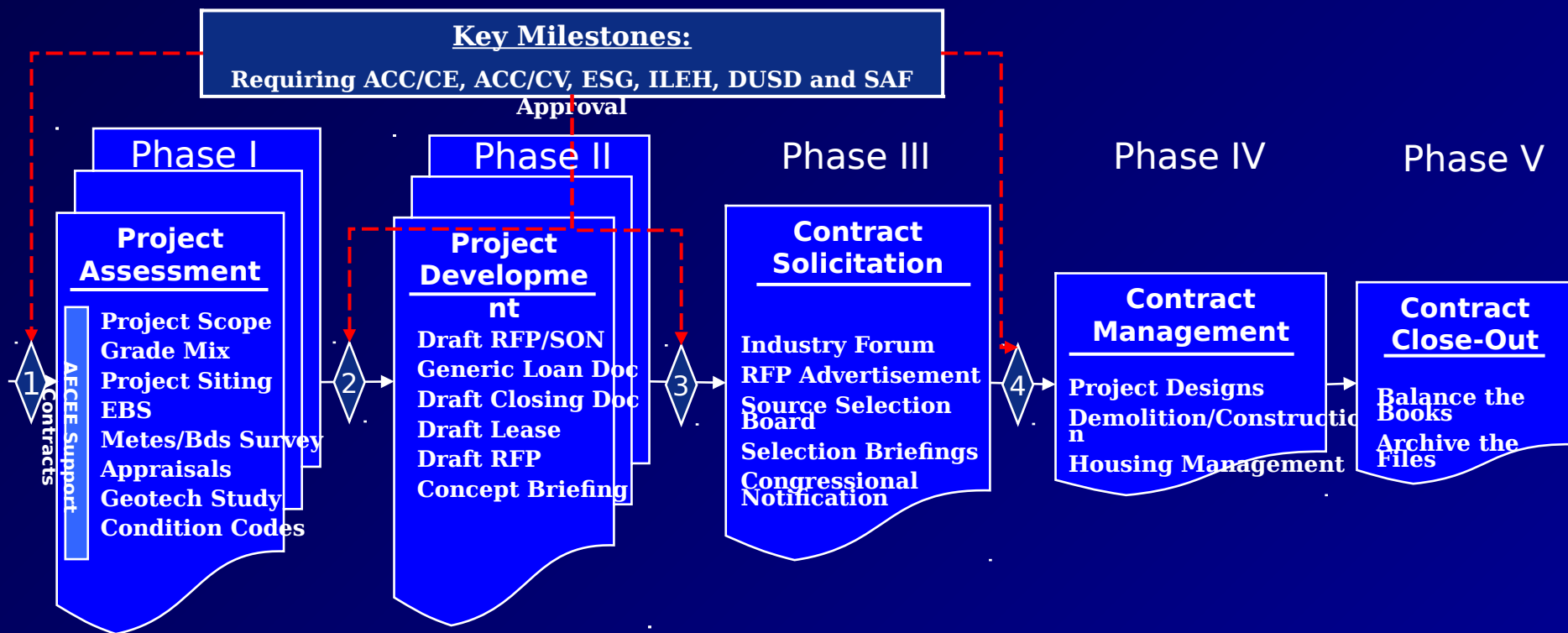


Overview

- **PDT Summary**
- **Nellis AFB Overview**
- **PDT - Membership Roles**
- **PDT - Management**
- **PDT - Issues**



Project Development





Project Definition Roles and Responsibilities

Participant	Role in Privatization Process
ACC	• Obtain Air Force approvals/funding • Participate as a co-chair of the Project Development Team (PDT) and Acquisition Support Team (AST) • Maintain configuration control over the project schedule • Participating member of Management Review Committee (MRC) • Review, approve and forward all AFCEE submittals to ILEH
Installation	• Identify project requirements • Assist in project planning and development • Oversee privatized housing to ensure it meets requirements • Participate as a member of the PDT and AST; lead the MRC
AFCEE	• Manage project development and contract support • Co-chair the PDT and AST; support the MRC • Prepare initial scoring report for OMB review (through ACC) • Budget for the PSC process • Award and manage PSC Contract
Privatization Support Contractor	• Support the project development • Develop all aspects of the solicitation for Gov. approval • Assess proposals and privatization deal • Facilitate closing of the transaction • Participate as a member of the PDT and AST



Nellis AFB - Overview

- **Nellis AFB, NV**
- **Home - 99th Air Base Wing**
- **ACC's largest facility**
- **4 Wings managed by Air Warfare Center**
- **124 aircraft & 6 different weapons**
- **Over 36,000 sorties flown annually**
- **75% of all live munitions expended by the AF in CONUS**





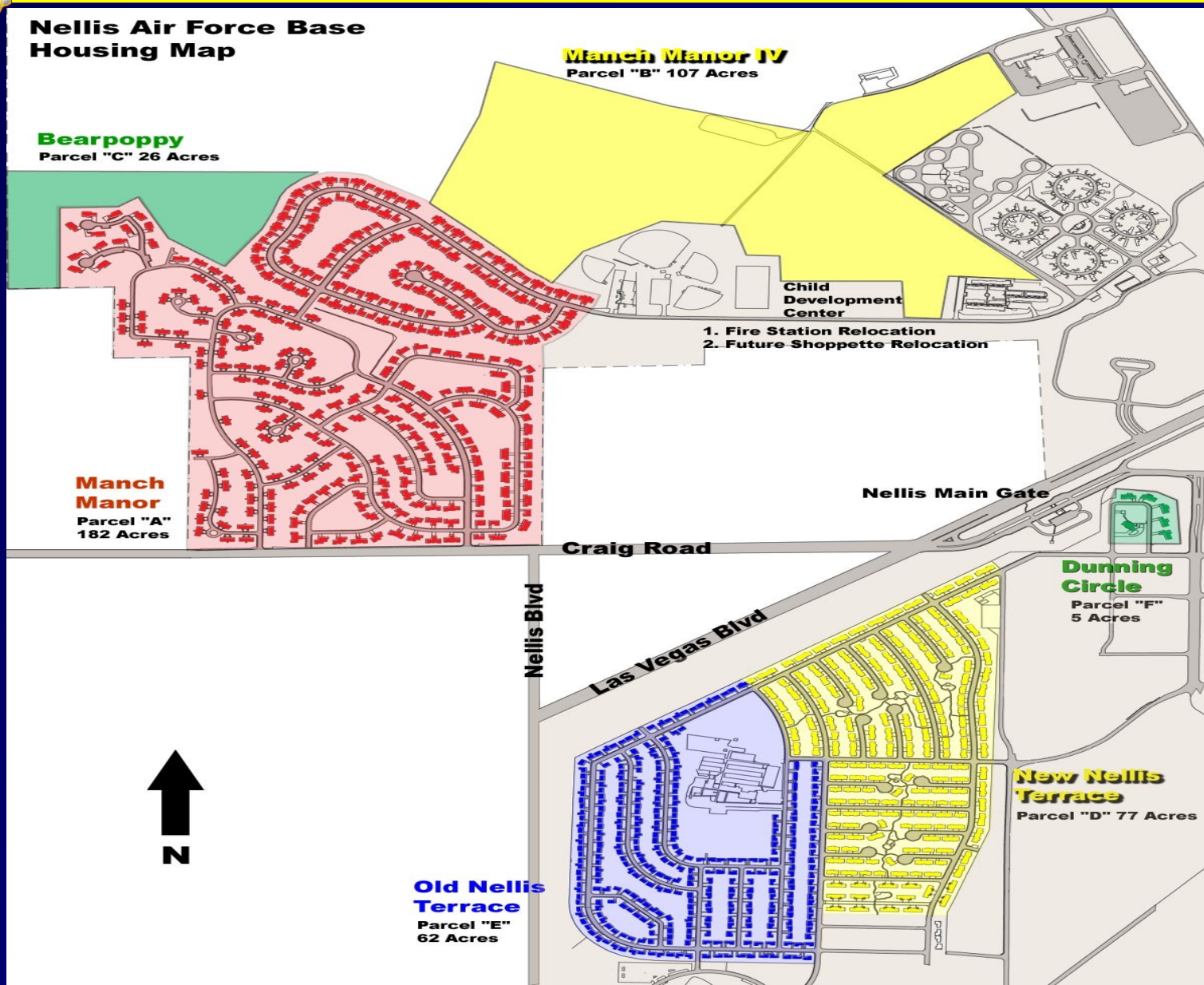
Nellis - Project Overview

- **100% Housing Privatization Initiative**
- **Convey 1,278 Nellis MFH units**
 - Lease 397 acres for 50 yrs
 - Lease 62 acres of old Nellis Terrace for up to 7 years for demolition
 - Convey 77 acres off-base
- **Convey all MFH infrastructure systems**
 - Streets and utilities
 - Playgrounds and recreation areas
- **RFP requires the Successful Offeror (SO) to complete**
 - Demolition of 915 units within 7 years of closing
 - Minor Renovation of 363 units
 - Construction of 1,070 units within 7 years of closing
 - Construction of 954 units on leased Nellis AFB land
 - Construction of 116 deficit Indian Springs units on privately obtained land
 - Construction of Manch Manor fire substation
 - Construction of Manch Manor guard house
 - Management of 1,433 units for 50 years



Nellis - Housing Area

Nellis Air Force Base Housing Map





PDT - Membership

- **Engineering** - facility needs, drawings, eng. expertise
- **Housing Office** - assets, assignments and conditions
- **Services** - recreation needs (i.e. youth center, ball fields, pools)
- **Programmer** - up to date 1391
- **Environmental** - required baseline studies
- **Command Chiefs** - represent customer, leadership's ear
- **PSC** - community liaison (i.e planning & zoning, school districts)
- **Contracting** - construction requirements and administration
- **Manpower Office** - current manpower supporting MFH and affect
- **Real Property** - assets conveyed, appraisals, jurisdiction
- **Management Analysis** - cost of current and future manpower
- **JA** - identify potential liability and legality of actions
- **Security Forces** - force protection and base entry during project
- **Fire** - impact on response requirements and facilities
- **AAFES** - potential services (i.e. shoppettes, gas stations)



PDT - Management

- **Brain storm - Look for opportunities**
 - Time to focus on the project
 - What the project can bring to the installation
- **Agenda - Set to allow the flow of vital members**
 - Not everyone is needed all of the time
 - Get required info without wasting member's time
- **Keep base leadership in the loop**
 - Brief BCE/Dep throughout PDT
 - Plan to brief the Wing Commander after each PDT
 - Provides insight to base vision
 - Easier to make course corrections along the way



PDT - Issues

- **Environmental - Potential show stopper**
 - Accomplish early - Environmental Baseline Studies
 - Affects potential siting - project viability
 - Air Compatible Utilization Zones (ACUZ) - impact housing design criteria
 - Historical properties - Coordination with State Historic Preservation Officer (SHPO)
- **Utilities - Shop involvement is key**
 - Identify actual conditions and needs
 - Points of demarcation for conveyance
- **Real estate issues**
 - Land appraisals
 - Acreage reserved for school, CDCs
 - Real property record of assets conveyed



PDT - Issues (cont.)

- **Emergency Services - Jurisdiction is the driver**
 - Identify responsible agencies
 - Potential facilities (i.e. fire substation, guard gate)
- **Force Protection - Different for base vs private land**
 - Set back criteria
 - Guard gates
 - Requirements for Senior Officers (i.e. safe room, duress alarm)
 - Perimeter wall construction, lighting
- **Housing Management Office**
 - Co-locate vs separate operating locations
 - Know your inventory (i.e. units, demographics, physical condition)
- **Documents - electronic copies**
 - HCP, HMA, FHMP, floor plans, utility plans
 - Lead, asbestos, and radon testing reports, PCB reports
 - Resource Mgt Plans, Installation Restoration Program,
 - AICUZ, General Plan

